002.0	0001	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,800 / 735,800
					USE VALUE:	735,800 / 735,800
					ASSESSED:	735,800 / 735,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARBLESTONE ADAM H &
Owner 2:	JACOBSON ADRIENNE R
Owner 3:	
Street 1:	C/O WERMER
Street 2:	27 BRUSH HILL RD
Twn/City:	SHERBORN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01770 Type:

PREVIOUS OWNER

Owner 1:	MARTELLE NEIL J -
Owner 2:	HIRSHON SARA E -
Street 1:	133 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	288,700	3,100	444,000	735,800
Total Card	0.103	288,700	3,100	444,000	735,800
Total Parcel	0.103	288,700	3,100	444,000	735,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 589.58 | /Parcel: 589.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	1401
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!140!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0001-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,800	3100	4,500.	444,000	735,900	735,900	Year End Roll	12/18/2019
2019	101	FV	232,500	3100	4,500.	471,800	707,400	707,400	Year End Roll	1/3/2019
2018	101	FV	232,500	3100	4,500.	344,100	579,700	579,700	Year End Roll	12/20/2017
2017	101	FV	232,500	3100	4,500.	299,700	535,300	535,300	Year End Roll	1/3/2017
2016	101	FV	212,500	3100	4,500.	255,300	470,900	470,900	Year End	1/4/2016
2015	101	FV	207,300	3100	4,500.	249,800	460,200	460,200	Year End Roll	12/11/2014
2014	101	FV	207,300	3100	4,500.	205,400	415,800	415,800	Year End Roll	12/16/2013
2013	101	FV	207,300	3100	4,500.	195,400	405,800	405,800		12/13/2012

PRINT

Date	Time
12/10/20	16:00:36

LAST REV

Date	Time
07/19/19	11:22:55
mmcmakin	
140	

USER DEFINED

Prior Id # 1:	1401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTELLE NEIL J	66317-63		10/30/2015		665,100	No	No		
CRONIN WILLIAM	51275-239		6/8/2008		401,000	No	No		
CRONIN WILLIAM	51275-237		6/6/2008	Family	1	No	No		
CRONIN WILLIAM/	28563-426		5/12/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2008	687	Inter-De	1,000	C		G10	GR FY10	
5/3/2007	312	Re-Roof	3,000	C		G9	GR FY09	
6/19/1998	402	Manual	2,000	C				WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
1/29/2009	Meas/Inspect	336	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323703
Depreciation:	34960
Depreciated Total:	288743

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

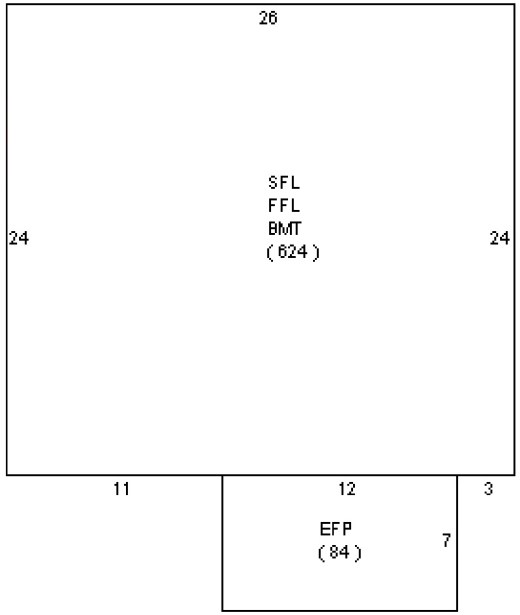
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	147.60
Final Total:	288700	Val/Su SzAd	231.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	50.110	31,271
FFL	First Floor	624	167.050	104,237
SFL	Second Floor	624	167.050	104,237
EFP	Enclos Porch	84	59.030	4,959

	Net Sketched Area:	1,956	Total:	244,704	
Size Ad	1248	Gross Are	1956	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

002.0-0001-0029.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1940	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100